

MEMORANDUM

OCTOBER 17, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICHARD GARVER, ASSISTANT DIRECTOR FOR
COMMUNITY DEVELOPMENT
LINDA BOURQUE, DIRECTOR OF ZONING
MARTHA BAILEY, SENIOR PROJECT COORDINATOR

SUBJECT: AMENDMENT TO DEVELOPMENT PLAN AND PLANNED DEVELOPMENT
AREA FOR HARBOR POINT PROJECT ON THE
COLUMBIA POINT PENINSULA

On June 13, 1985, the Authority approved the Development Plan for the Harbor Point Planned Development Area (PDA) on approximately 45 acres at Columbia Point. This PDA was adopted by the Zoning Commission on July 17, 1985.

The site, owned by the Boston Housing Authority (BHA) and the City of Boston, is bounded by Mt. Vernon Street, Bayside Exposition Center, BHA and City land along the waterfront, and Calf Pasture Pumping Station. The developers of the site, Peninsula Partners, consisting of Corcoran, Mullins, Jennison, Inc., John B. Cruz Company, Robert Kuehn, Peninsula Housing Corp., and SBD Trust, and the Columbia Point Community Task Force, Inc., are now seeking an amendment to the PDA. As fully described in the Development Plan, the project involves transforming the presently dilapidated 1,504-unit housing project into Harbor Point, a mixed-income rental community consisting of new and rehabilitated buildings with studios to six bedrooms and totaling, under the original Plan, 1,400 units.

In the process of refining the construction and design plans, it was determined that design changes would be required to contain construction costs. Most significantly, the taller structures at the water's edge, which turned out to be extremely expensive to build, have been replaced with smaller buildings.

The specific changes that constitute the amendment to the PDA are defined in the document, "First Amendment to Development Plan for Planned Development Area No. 22/Harbor Point at Columbia Point." These changes are summarized as follows:

- reduction in the number of units from 1,400 to 1,282 without any reduction in the 400 low-income units
- reduction of the floor area ratio from 1.0 to 0.90

- elimination of the stepped midrise 15-story buildings and midrise 11-story buildings, building only 7-story and 3-story structures
- reduction in the number of garage parking spaces from 433 to 355 spaces; decrease in residential off-street parking spaces from 917 to 877
- minor change in the northern boundary line of the PDA moving it south, reducing the square footage of the PDA by 44,119 square feet and increasing the park area north of the line by the same figure
- increasing the open space in the PDA from 294,283 to 296,000 square feet

The staff feels that these changes improve the overall design quality of the project and recommends that the First Amendment to the PDA be adopted.

Staff recommends the following votes:

VOTED: That in connection with the First Amendment to the Development Plan for Planned Development Area No. 22, Harbor Point at Columbia Point, presented at a public hearing duly held at the offices of the Authority on October 17, 1985, and after consideration of the evidence presented at that hearing, the Boston Redevelopment Authority finds that said Plan and First Amendment (1) conform to the general plan for the City of Boston as a whole; (2) contain nothing that will be injurious to the neighborhood or otherwise detrimental to the public welfare; and (3) do adequately and sufficiently satisfy all other criteria and specifications for a Planned Development Area as set forth in the Boston Zoning Code as amended;

and further

VOTED: That, pursuant to the provisions of Section 3-1A of the Boston Zoning Code as amended, the Boston Redevelopment Authority hereby approves said Amendment to Development Plan, which is embodied in a written document entitled "First Amendment to Development Plan for Planned Development Area No. 22/Harbor Point at Columbia Point", dated October 17, 1985, and in a series of plans listed in Exhibit 1 of said document. Said document and plans shall be on file in the office of the Director of Zoning of the Authority;

and further

VOTED: That the Authority hereby authorizes the Director to petition the Zoning Commission of the City of

Boston for approval of the First Amendment to the Development Plan for Planned Development Area No. 22 and of an amendment to the boundary of said Planned Development Area and to certify, in the name and on behalf of the Authority, that plans submitted to the Building Commissioner in connection with said Area are in conformity with said Development Plan as amended;

and further

VOTED: That in reference to petitions brought by Peninsula Partners and Columbia Point Community Task Force, Inc., for exceptions as listed in the Development Plan for Planned Development Area No. 22, Harbor Point at Columbia Point, which was approved by the Authority on June 13, 1985, as amended by the First Amendment to said Development Plan, approved by the Authority today, the Boston Redevelopment Authority recommends approval of said petitions provided that the Zoning Commission will have approved said First Amendment and that plans be submitted to the Authority for design review to ensure that the plans are consistent with schematic drawings previously approved by the Authority and with said Development Plan as amended; and the Authority hereby authorizes the Director to certify to the Board of Appeal that the exceptions requested are in conformity with said amended Development Plan.

BOSTON REDEVELOPMENT AUTHORITY

OCTOBER 17, 1985

First Amendment To
Development Plan
For
Planned Development Area #22
Harbor Point At Columbia Point

Peninsula Partners/Columbia Point Community Task Force, Inc.

This First Amendment hereby amends the Development Plan for Planned Development Area #22, dated June 6, 1985 and approved by the Boston Redevelopment Authority on June 13, 1985 (the "Plan") as follows:

1. The first sentence of the section of the Plan entitled "Location and Description of Site" is hereby amended by deleting therefrom the number "1,952,047" and inserting in lieu thereof the number "1,907,928".
2. The first sentence of the section of the Plan entitled "General Description of Proposed Development" is hereby amended by deleting therefrom the number "1,400" and inserting in lieu thereof the number "1,282".
3. The section of the Plan entitled " Open Spaces and Lanscaping" is hereby amended as follows:
 - 3.1. Deleting from the second sentence thereof the number "294,283" and inserting in lieu thereof the number "296,000".
 - 3.2. Deleting from the third sentence thereof the number "1400" and inserting in lieu thereof the number "1282".
4. The section of the Plan entitled "Density" is hereby amended as follows:
 - 4.1. Deleting from the second sentence thereof the number "1.0" and inserting in lieu thereof the number ".90".
 - 4.2. Deleting in its entirety the calculation of F.A.R. set forth therein and inserting in lieu thereof the following calculation:

$$\frac{1,732,930 \text{ square feet total floor area}}{1,907,928 \text{ square feet site area}} = .90$$

5. The section of the Plan entitled "Proposed Traffic Circulation" is hereby amended by deleting the last sentence hereof in its entirety and inserting in lieu thereof the following new sentence, "There will also be a one way road extending along the northeast and southeast portion of the waterfront park which will connect to the primary streets."

6. The section of the Plan entitled "Parking and Loading Facilities" is hereby amended by deleting the first paragraph thereof in its entirety and inserting in lieu thereof the following new first paragraph:

There will be 355 off-street parking spaces which will be located in three garage structures. One of each of the garage structures will be located in the two mall buildings located at the edge of the mall and at the waterfront park, and the third garage will be located under the new midrise building on Mt. Vernon Street. There will be 877 off-street parking spaces to meet the needs to the residents in addition to the structured parking. The plans currently contemplate 200 on-street visitor spaces. The parking ratio will be one space per unit.

7. The section of the Plan entitled "Proposed Dimensions of Structures" is hereby deleted in its entirety and the following new section is inserted in lieu thereof:

Proposed Dimensions of Structures:

The space dimensions of the buildings are to be in general conformity with the drawings listed in Exhibit IV and V of this Development Plan, as supplemented by the list of drawings attached hereto as Exhibit 1. The buildings are lowrise and midrise structures ranging in height from 28 feet (3 stories) to 68 feet (7 stories).

8. The section of the Plan entitled "Schematic Layout Drawings" is hereby amended by adding the following new sentence, "The design team has submitted working drawings for the structures not originally covered in the Plan which are listed in Exhibit 1 of this first amendment."

9. The last sentence of the section of the Plan entitled "Environmental Impact Report" is hereby deleted in its entirety and the following sentence inserted in lieu thereof, "The Developers submitted a final Environmental Impact Report to MEPA on September 30, 1985."

10. Exhibits IA, II, IX and X of the Plan are hereby deleted and the new Exhibits 2, 3, 4 and 5 respectively, attached hereto are hereby substituted in lieu thereof.

11. Exhibit IV of the Plan is hereby amended as follows:

11.1. Deleting therefrom the dates "2/22/85" and "4/10/85" stated for "Site Plan" at the beginning of the list and inserting in lieu thereof the date "9/20/85".

11.2. Deleting therefrom the references to the plans described as "MIDRISE BUILDINGS BLOCK 5-1 and BLOCK 7-1, "MIDRISE BUILDING 1-1 and 9-1", and "STEPPED MIDRISE BLOCK 5".

12. In addition to the amendments specifically noted in this Amendment, the Plan is hereby further amended by deleting therefrom all references to "stepped midrises".

13. Except as modified hereby, the terms and provisions of the Plan remain in full force and effect.

EXHIBIT 1 TO PDA PLAN AMENDMENT

<u>DRAWING NUMBER</u>	<u>DRAWING TITLE</u>	<u>DATE</u>	<u>LEVEL</u>	<u>SCALE</u>
M/A1.1	Mall Building Bldg. 5-1, 5-2, 5-3, 7-1, 7-2, 7-3 Mech. Equip. Room and Lower Level Parking	10/8/85	WD	1/8"=1'0"
M/A1.2	Mall Building Bldg. 5-1, 5-2, 5-3, 7-1, 7-2, 7-3 First Floor and Upper Level Parking	10/8/85	WD	1/8"=1'0"
M/A1.3	Mall Building Bldg. 10-1, 11-1, 12-1, 1-1 1st and 2nd Floor Plans	6/24/85	WD	1/8"=1'0"
M/A1.4	Mall Building Bldg. 10-1, 11-1, 12-1, 1-1, 5-1, 5-2, 7-1, 3rd and 4th Floor Plans	6/24/85	WD	1/8"=1'0"
M/A1.5	Mall Building Bldg. 10-1, 11-1, 12-1, 1-1, 5-1, 5-2, 7-1 5th Floor and Roof Plan	6/24/85	WD	1/8"=1'0"
M/A1.6	Mall Building Bldg. 1-1, 5-1, 5-2, 7-1, 7-2 6th and 7th Floor Plan	10/8/85	WD	1/8"=1'0"
M/A1.7	Mall Building Bldg. 14-1, 9-1, 9-2 1st and 2nd Floor Plans	6/24/85	WD	1/8"=1'0"
M/A1.8	Mall Building Bldg. 14-1, 9-1, 9-2 3rd and 4th Floor Plans	6/24/85	WD	1/8"=1'0"
M/A1.9	Mall Building Bldg. 14-1, 9-1, 9-2 5th Floor and Roof Plan	6/24/85	WD	1/8"=1'0"
M/A1.10	Mall Building Bldg. 9-1, 9-2 6th Floor Plan & Studio Plans	10/8/85	WD	1/8"=1'0"

WD = Working Drawing

-  Public Waterfront Park
-  Boston Housing Authority Land/1,481,964 sq. ft.
-  City of Boston Land/425,964 sq. ft.
-  PDA Designation Area/ 1,907,928 sq. ft.

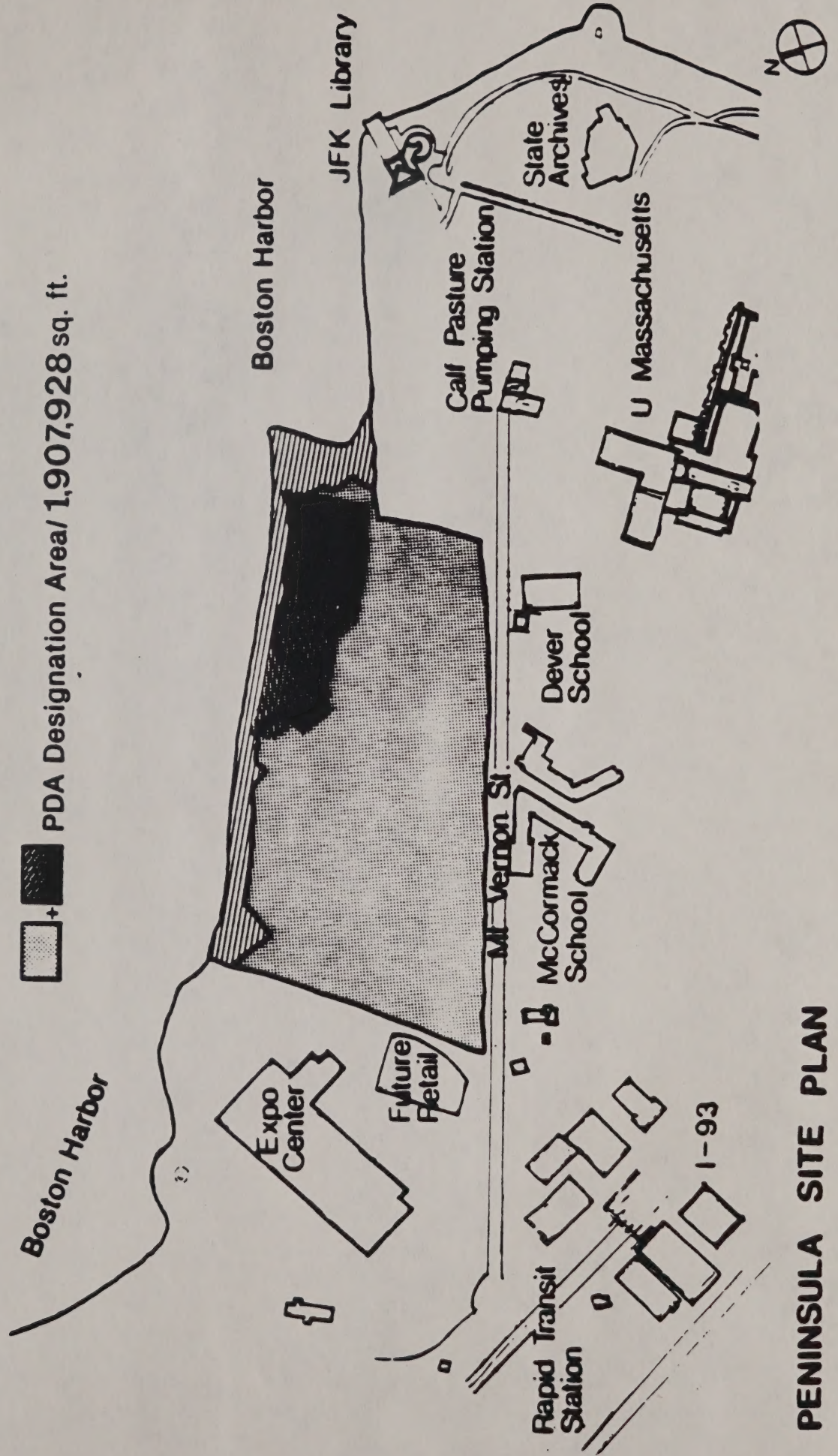
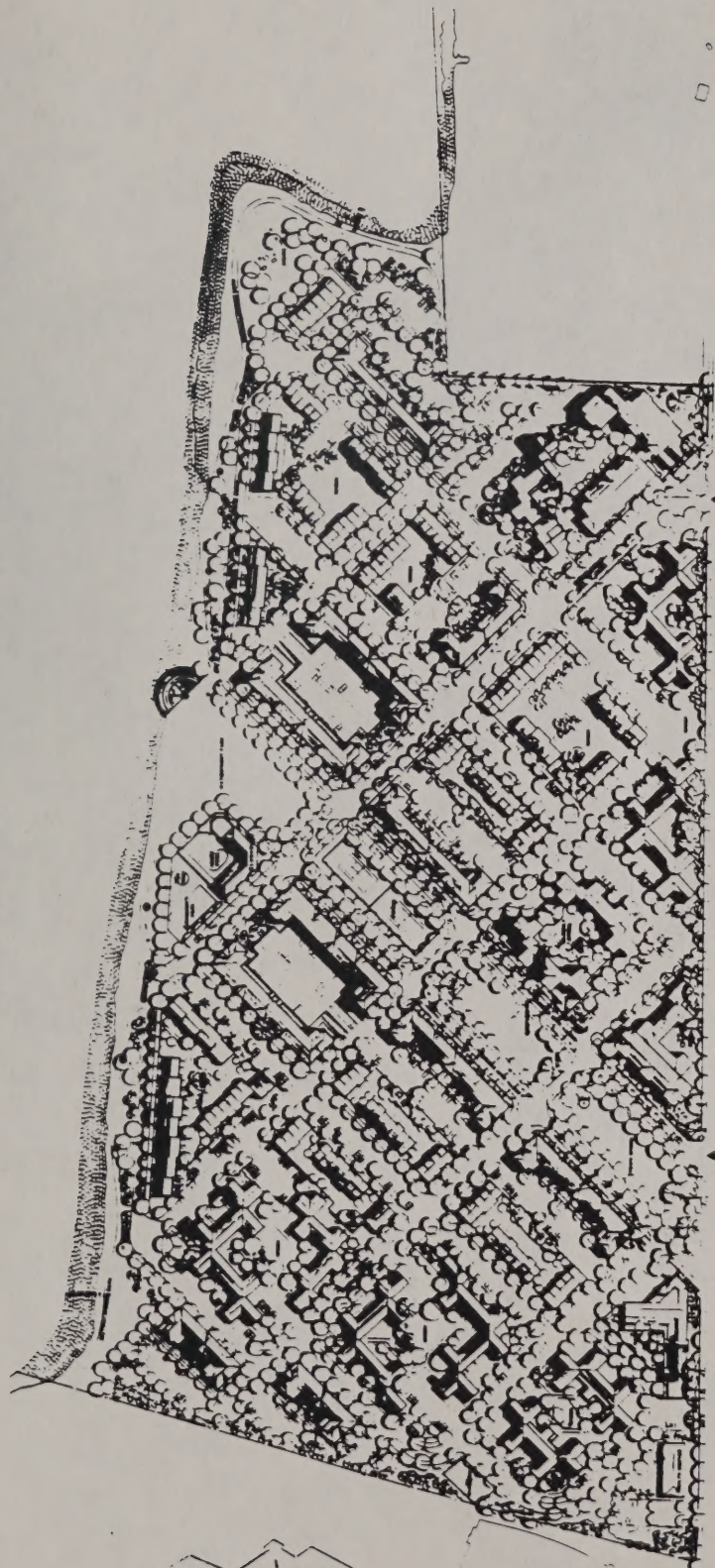


EXHIBIT 3 TO PDA PLAN AMENDMENT



SITE PLAN

HARBOR POINT
REV. 11/27/00, SHEET 2 OF 2

CAROL R. JOHNSON & ASSOCIATES

GOODY, CLANCY & ASSOCIATES
CORPORATE & COMMUNITY DEVELOPMENT, INC. 1994

EXHIBIT 4 TO PDA PLAN AMENDMENT

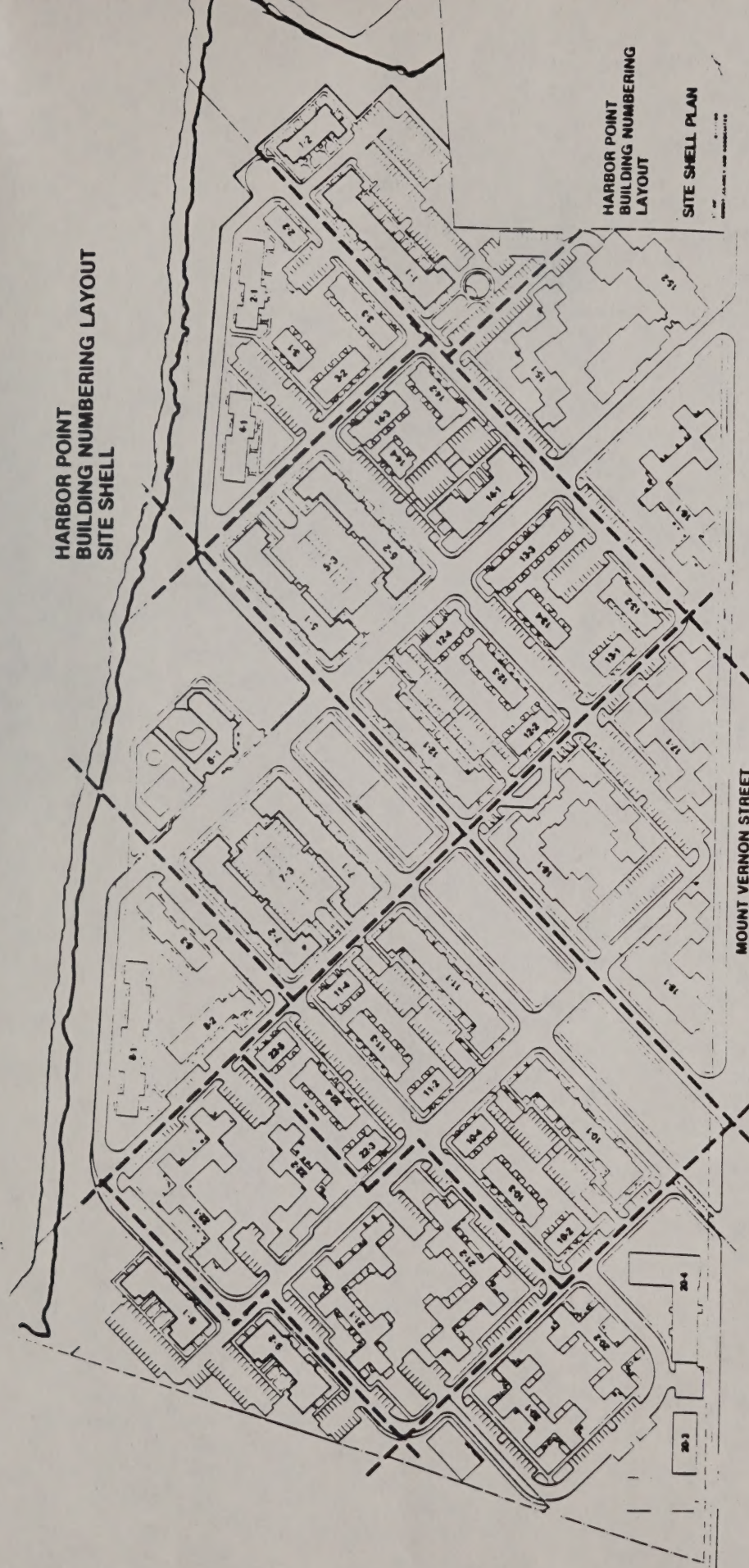


FIGURE VI-21

EXHIBIT 5 TO PDA PLAN AMENDMENT



FIGURE VI-15

BOSTON REDEVELOPMENT AUTHORITY

June 6, 1985

Development Plan
For
Planned Development Area #22
Harbor Point At Columbia Point

Peninsula Partners/Columbia Point Community Task Force, Inc.

Developer: Peninsula Partners: Corcoran, Mullins, Jennison, Inc., John B. Cruz Company, Robert Kuehn, Peninsula Housing Corp., SBD Trust; and Columbia Point Community Task Force, Inc.

Architects: Goody, Clancy Associates has been engaged as the Site Planner and architect of the new buildings proposed for construction. Mintz Associates has been engaged as the architect for the rehabilitation of the existing buildings and some new construction. Carol R. Johnson & Associates is the landscape architect.

Location and Description of Site:

The Harbor Point Planned Development Area consists of a total land area of 1,952,047 square feet which presently contains 1504 units of public housing and recreation space on the Columbia Point Peninsula. (See Exhibit IA). The site is bounded by Mt. Vernon St., Bayside Exposition Center, land owned by the Boston Housing Authority and the city of Boston which fronts Boston Harbor; and Calf Pasture Pumping Station. (See Exhibit I).

General Description of Proposed Development:

The project will transform the existing 1504 unit Columbia Point housing project into Harbor Point, 1,400 unit mixed-income rental community consisting of new and rehabilitated buildings with studios to six bedrooms.

The new site plan is designed around a new street pattern which will permit views of the water and/or the Boston skyline from every street. Harbor Point's central focus will be the "town green" or mall area which extends through the middle of the site. It will have its entry from Mt. Vernon Street and the main recreational facilities will be located at its waterfront edge. (See Exhibit II).

17 of the 30 existing buildings will be demolished. The remaining thirteen low and midrise buildings will be completely rehabilitated with some being made into townhouses with private front and back yards. New construction will include townhouses, midrises, lowrises or mall buildings, stepped midrises, recreational facilities, clubhouse, retail space as well as a day care center, health and community facilities. The development will require the abandonment of the five public streets that are within the existing site.

Proposed Location and Appearance of Structures:

The location and appearance of the buildings within Harbor Point will generally conform with the schematic and design development design drawings incorporated herein by reference as listed in Exhibit IV prepared by Goody, Clancy Associates who are responsible for the design of the site plan and new construction, and Mintz Associates who are responsible for the rehabilitated buildings and some new construction.

Projected Number of Employees:

It is anticipated that the construction of this development will generate approximately 457 construction jobs and that they will be created during the construction period. The developer is committed to provide at least 50 construction-related jobs and 50% of the management positions to Harbor Point residents who are currently living at Columbia Point. Approximately 75 permanent full-time jobs will be created by the new development when completed.

Permitted Uses:

According to Map No. 5 - North Dorchester, of the series of maps entitled "Zoning Districts - City of Boston," dated August 15, 1962, as amended through Map Amendment No. 176, effective November 23, 1984, the premises are located within the Apartment (H-2) and the General Industrial (I-2) zoning districts. The premises are also located within restricted and limited parking district.

The proposed uses of the project are listed below and the status of each use as an allowed, conditional, or forbidden use within each respective district has been indicated in the left hand column.

According to the Boston Zoning Code & Enabling Act as amended through November 23, 1984 (Text Amendment No. 75) the "zoning code") Table of Use Regulations, Section 8-7; the proposed uses of the premises are as follows:

Use Item 7
H-2 allowed
I-2 forbidden

Building or group of buildings for occupancy by three or more families in separate dwelling units.

Use Item 8
H-2 allowed*
I-2 forbidden

Any dwelling converted for more families where structures conform with the zoning code after conversion. *This becomes a conditional use if after conversion, the lot area per dwelling unit, the open space and off-street parking each meet not less than one-half the requirements of the zoning code, and that after conversion any non conformity as to floor area ratio and yard dimension is no greater than prior to conversion.

Use Item 17
H-2 allowed*
I-2 forbidden

Day care center; nursery school; kindergarten.
*This use becomes conditional if facility accommodates more than 60 children.

Use Item 27
H-2 allowed*
I-2 Conditional

Public park or playground; public recreation building.
*Subject to St. 1956, c. 665, S.2.

Use Item 28
H-2 allowed*
I-2 Conditional

Private grounds for games and sports not conducted for profit. *Provided no parking area or active outdoor recreation area is nearer any lot line than the front yard depth requirement (which is 20 ft.)

Use Item 29
H-2 allowed*
I-2 Conditional

Adult education center building; community center building; settlement house. *Provided no parking or active outdoor recreation area nearer any lot line than the front yard depth requirement.

Use Item 34
H-2 forbidden
I-2 allowed

Store primarily serving the local retail business needs of the residents of the neighborhood, including, but not limited to, store retailing one or more of the following: food, baked goods, groceries, packaged alcoholic beverages, drugs, tobacco products, clothing, dry goods, books, flowers, paint, hardware and minor household appliances.

Use Item 39A
H-2 conditional
I-2 allowed

Clinic not accessory to a main use. *Provided it is within two hundred feet of H-3-65, H-4, H-5, L, B, M, I or W district.

Use Item 43
H-2 forbidden
I-2 allowed

Barber shop; beauty shop; shoe repair; self-service laundry; pick up and delivery station of laundry drycleaner; or similar use.

Accessory Uses

Use Item 72
H-2 allowed*
I-2 allowed*

A garage or parking space for occupants, employees, customers, students and visitors; provided that, in the case of a lot lying in two or more districts, such parking is accessory to a use that is lawful in the district in which parking is located.
*Conditional in restricted parking district. Premises are located within the restricted parking district and parking is conditional if accessory to any other use than items 1-15.

Use Item 72A
H-2 allowed*
I-2 allowed*

Swimming pool or tennis court not within required front yard. *Provided that it is more than four feet from every lot line and if the pool is within 10 feet of lot line screening to a height of at least six feet required.

Open Spaces and Landscaping:

Landscaping will be provided for Harbor Point in general accordance with drawings submitted by Landscape Architect Carol R. Johnson and Associates, referred to in Exhibit V. This project contains approximately 294,283 square feet of open space exclusive of the waterfront, the mall and parking areas. Based upon 1400 dwelling units, each unit will have in excess of 150 square feet of usable open space. There will be a public waterfront park built which is not a part of the private PDA designation area. This park will contain a jogging and bicycling trail and picnic areas. See Exhibit X which illustrates the separation between the public waterfront park and the proposed privately developed Harbor Point land area.

Density: The Floor Area Ratio for The Planned Development Area will not exceed 2.0 which is currently the F.A.R on the site. The F.A.R for Harbor Point will be approximately 1.0.

$$\frac{2 \text{ million total floor area}}{1.95 \text{ million site area}} = 1.0$$

Proposed Traffic Circulation:

Vehicular access to the site will be by two main entries, each one of which is located off Mt. Vernon St. One entry point will be at the beginning of the Mall area. Traffic will run toward the middle of the site in a one-way loop which will extend as a primary roadway off of which secondary streets will branch. The second main entrance will be the initial marketing entrance located at the eastern end of Mt. Vernon St. It will run as a two way primary street off of which secondary streets will branch. There will also be a one-way road extending along a portion of the waterfront which will connect to the primary streets.

Parking and Loading Facilities:

There will be three parking structures with a total of 433 spaces located at the two stepped midrises along the mall area and at the new midrise located on the south eastern edge of the site. There will be 917 off-street parking spaces to meet the needs of the residents not including the structured parking. The plans currently allow 200 on-street visitor spaces. The parking ratio will be 1.10 per unit.

Under the zoning code the daycare center, maintenance and management facility, and health center are designated as Use Group II. The retail space is designated as Use Group III. Each one of the above uses is less than the 15,000 square foot minimum dimension which requires loading bays at such facilities. However, areas for loading are provided at each of the above non-residential facilities.

Access to Public Transportation:

Harbor Point is located less than one-half mile from the JFK-UMass MBTA station. There is currently bus service that serves the existing development. We are working with the MBTA on rerouting the bus so that it continues to serve the new development.

Proposed Dimensions of Structures:

The dimensions of the buildings are to be in general conformity with the drawings listed in Exhibit IV & V of this Development Plan. The maximum height of the mall/stepped midrises will not exceed 188 feet (15 stories). The stepped midrises located on either end of the site along the waterfront will not exceed 118 feet (11 stories). The rest of the buildings are lowrise and midrise structures ranging in height from 28 feet (3 stories) to 68 feet (7 stories).

Schematic Layout Drawings:

Schematic layout drawings were submitted in September 1984 to BRA and other agencies. Schematic design approval has been made by the BRA as indicated in a letter dated May 31, 1985 and incorporated herein as Exhibit VII. The design team has submitted design development drawings which are included in Exhibits IV, V, and VI of the PDA Plan.

Exterior Building Material:

The exterior of the structures will vary according to building type. The rehabilitated low rise buildings will be masonry with wood framing for roofs, balconies and porches. The mall buildings and new midrise at marketing entrance will be masonry with wood truss roof construction. The townhouses will be wood frame construction with clapboard exterior. The stepped midrise buildings will be brick masonry.

Design Review:

Materials and treatment of the building facades, landscaping, and appearance of all exterior signs on the new building will be subject to the Boston Redevelopment Authority's design review process for the Harbor Point project. All materials for schematics have been submitted to the BRA as well as design development plans referenced in the April 12, 1985 letter from the developer to Stephen Coyle on schematic and design development submissions (see attached Exhibit VIII). The Boston Housing Authority, and the Massachusetts Housing Finance Agency, and U.S Dept of HUD are conducting design review in conjunction with the BRA.

Environmental Impact Report:

The development team submitted a draft Environmental Impact Report to the Massachusetts Environmental Protection Agency (MEPA) in December 1984. Public comments were received by MEPA and sent to the development team in February 1985. The developers are currently involved in responding to the comments and anticipate submitting a final EIR to MEPA in June, 1985.

Zoning Exceptions Required:

The project is located within the Apartment (H-2) and the General Industrial (I-2) zoning districts and the Restricted and Limited Parking District. Exceptions from the Boston Zoning Code will be sought for the following deviations assuming the entire site is treated as one lot. Mt. Vernon St. is the front lot line (measured to existing lot lines), land owned by the City of Boston and the Boston Housing Authority that fronts Boston Harbor is the rear lot line, Bayside and the Calf Pasture Pumping Station are the side lot lines. (See Exhibit IX).

Uses: Conditional:

I-2 District:

Playground-Use Item 27

Private Ground for games and sports not conducted for profit-Use Item 28.

Community Center Building-Use Item 29.

H-2 District:

Day care center for over sixty children-Use Item 17

Clinic-Use Item 39A

Parking in a restricted parking area accessory to day care center, playground and other outdoor recreational areas, community center building, clinic and retail area-Use Item 72.

Uses: Forbidden:

Apartment building-Use Item 7

Converted townhouses (multifamily dwelling)-Use Item 8

H-2 District

Local retail business-Use Item 34

Beauty shop, pick-up and delivery station of dry cleaner, etc.-Use Item 43.

Dimensional Requirements

Articles 18, Front Yards (Mt. Vernon Street)

Buildings 16-1, 17-1, 19-1, 20-4/Rehabbed lowrises

Required: 20 ft.

Provided: 5 ft, 5 ft, 0 ft, 8 ft respectively from existing front lot line.

Article 19-Side Yards (Calf Pasture Pumping Station)

Section 19-1

Building 15-3/New Midrise

Required: 19.5 feet

Provided: 15 feet

Article 21-Setbacks

Section 21-3/a

Building 19-1/lowrise
Required: numbers forthcoming
Provided: numbers forthcoming

Building 15-2/New midrise
Required: 24 feet
Provided: 20 feet

Section 21-3/b

Building 15-3
Required: 39.6 feet
Provided: 15 feet

Building 15-2
Required: 32.2 feet
Provided: 20 feet

Article 14 Lot Side, Area and Width

Section 14-5

Buildings 2-1 and 2-2/townhouses
Required: 25.5 feet
Provided: 22 feet

Buildings 13-3 and 13-4/townhouses
Required: 30 feet
Provided: 26 feet

Article 14 Lot Side, Area and Width

Buildings 14-3 and 14-4/townhouses
Required: 30 feet
Provided: 26 feet

Note: See Section 22-4 and provisions of this plan regarding usable open space.

Article 22-4 Two or more dwellings on same lot

Buildings 3-1 and 2-1/townhouses
Required: 29.05 ft.
Provided: 24 ft.

Buildings 3-2 and 3-3/townhouses
Required: 28.60 ft.
Provided: 28 ft.



LOCUS MAP

H. W. MOORE ASSOC., INC.
CONSULTING ENGINEERS
BOSTON, MASS.

SCALE:

DATE:

SHEET OF

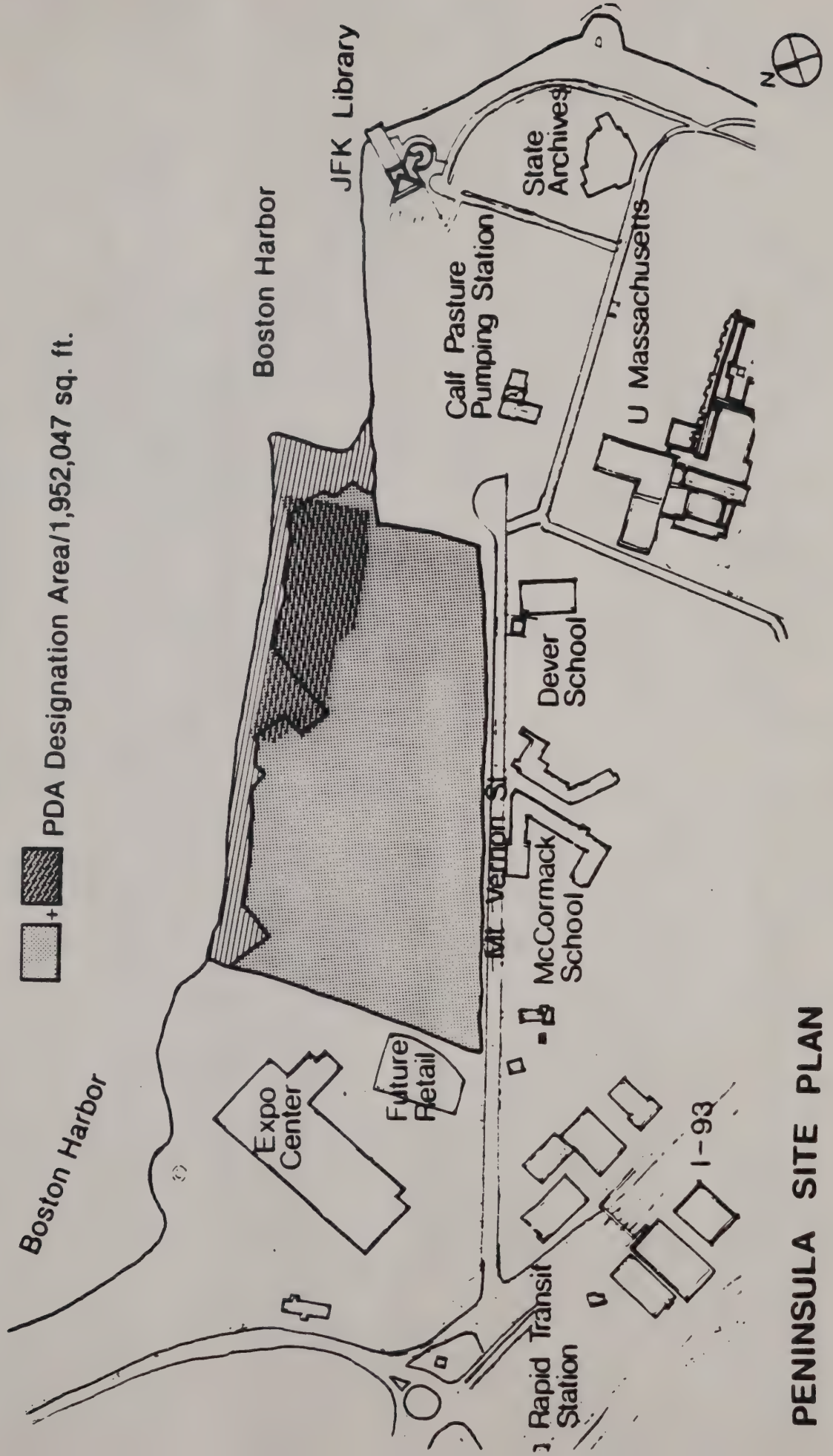
EXHIBIT 1A TO PDA PLAN

 Public Waterfront Park

 Boston Housing Authority Land/1,430,634 sq. ft.

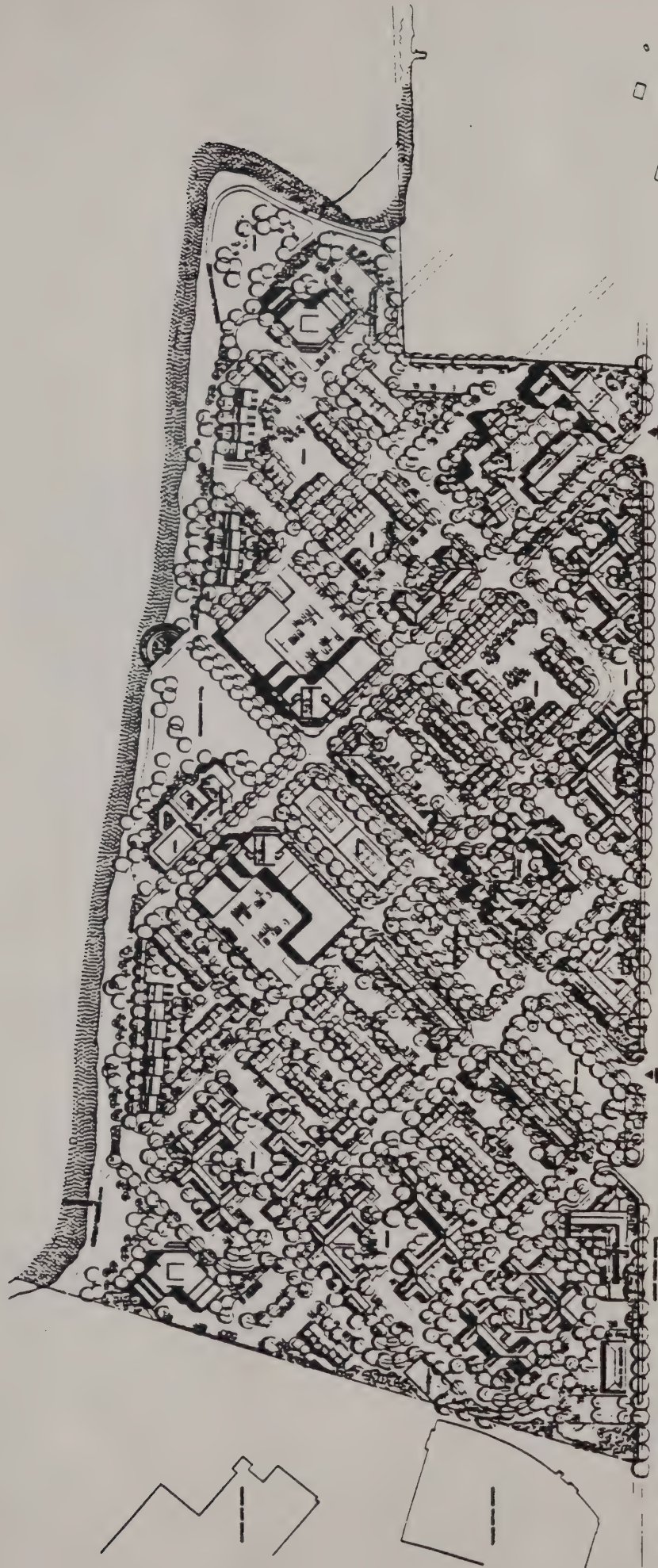
 City of Boston Land/521,413 sq. ft.

 PDA Designation Area/1,952,047 sq. ft.



PENINSULA SITE PLAN

EXHIBIT II TO PDA PLAN

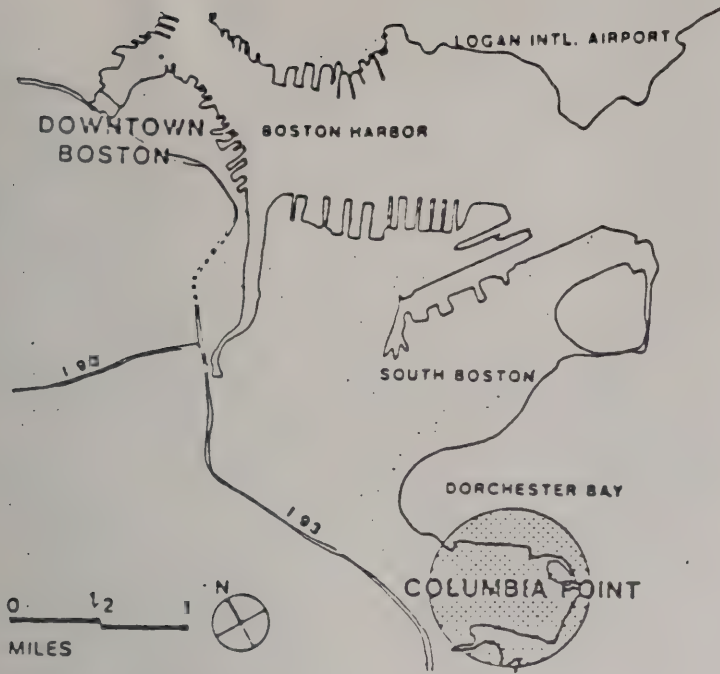


SITE PLAN

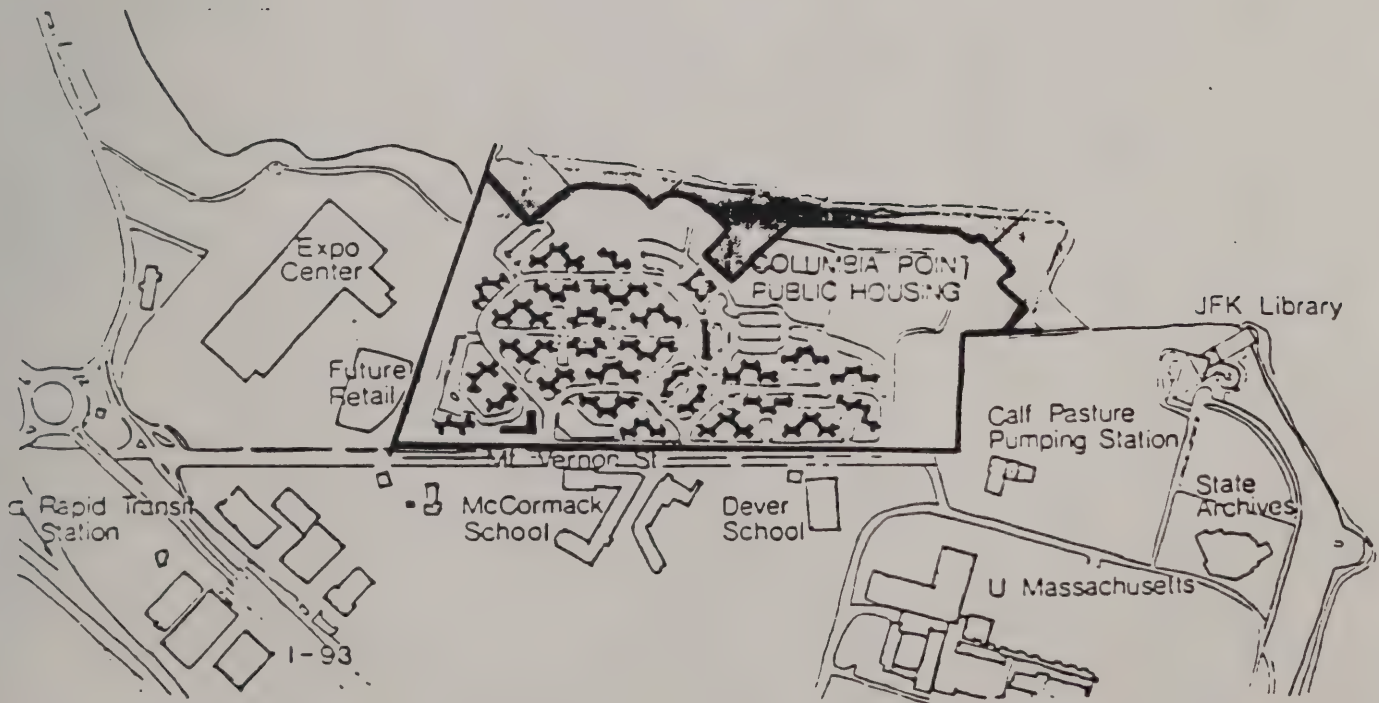
HARBOR POINT
DATE 11-24-80 DRAWN BY 10-80

GOODY, CLANCY & ASSOCIATES
ARCHITECTS & PLANNERS
1000

EXHIBIT III TO PDA PLAN



LOCATION MAP



PENINSULA SITE PLAN

FIGURE 1 - LOCATION PLAN OF PROJECT AT COLUMBIA POINT, BOSTON

-  = Public Waterfront Park area
-  = PDA area

EXHIBIT IV
TO
PDA PLAN

LIST OF PLANS
PREPARED BY GOODY, CLANCY ASSOCIATES

<u>DRAWING NUMBER</u>	<u>DESCRIPTION</u>	<u>DATE</u>	<u>LEVEL</u>	<u>SCALE</u>
	Site Plan	2/22/85	*DD	1"=50'
		4/10/85	DD	1"=20'
<u>MIDRISE BUILDINGS BLOCK 5-1 and BLOCK 7-1</u>				
MR1	Perspective View	3/22/85	DD	1/8"=1'0"
MR2	Lower Level Plan	3/22/85	DD	1/8"=1'0"
MR3	First Floor Plan	3/22/85	DD	1/8"=1'0"
MR4	2nd to 5th Floor Plans	3/22/85	DD	1/8"=1'0"
MR5	6th to 8th Floor Plans	3/22/85	DD	1/8"=1'0"
MR6	9th to 15th Floor Plans	3/22/85	DD	1/8"=1'0"
MR7	Exterior Elevations	3/22/85	DD	1/8"=1'0"
MR8	Typical Unit Plans	3/22/85	DD	1/4"=1'0"
MR9	Typical Wall Sections	3/22/85	DD	3/4"=1'0"
<u>MIDRISE BUILDING 1-1 and 9-1</u>				
MR8	Typical Unit Plans	3/22/85	DD	1/4"=1'0"
MR9	Typical Wall Sections	3/22/85	DD	3/4"=1'0"
MR10	1st to 7th Floor Plans	3/22/85	DD	1/8"=1'0"
MR11	8th to 11th Floor Plans & Roof	3/22/85	DD	1/8"=1'0"
MR12	Exterior Elevators	3/22/85	DD	1/8"=1'0"
<u>TOWNHOUSE BUILDINGS, TYPE A</u>				
THA1	Perspective of Typical Cluster	2/7/85	DD	
THA2	Plan of Typical Cluster	2/7/85	DD	1/8"=1'0"
THA3	Unit Plan: 3/BR-3BR Combination	2/7/85	DD	1/4"=1'0"
THA4	Unit Plan: 4/BR Unit	2/7/85	DD	1/4"=1'0"
THA5	Unit Plan: 5/BR-3/BR Combination	2/7/85	DD	1/4"=1'0"
THA6	Unit Plan: 6/BR-3/BR Combination	2/7/85	DD	1/4"=1'0"
THA7	Unit Plan Handicapped	2/7/85	DD	1/4"=1'0"
THA8	Elevation Front and Back (Typical Cluster)	2/7/85	DD	1/8"=1'0"
THA9	Cluster Plans/Elevations	2/7/85	DD	1/16"=1'0"
THA10	Partial Wall Elevation	2/7/85	DD	3/4"=1'0"
THA11	Wall Section	2/7/85	DD	3/4"=1'0"
THA12	Wall Section	2/7/85	DD	3/4"=1'0"

*DD=Design Development
0356D

EXHIBIT IV (CONT'D)

<u>DRAWING NUMBER</u>	<u>DESCRIPTION</u>	<u>DATE</u>	<u>LEVEL</u>	<u>SCALE</u>
<u>TOWNHOUSE BUILDINGS, TYPE B</u>				
THB1	Perspective Back View (Typical Cluster)	2/7/85	DD	
THB2	Perspective Front View	2/7/85	DD	
THB3	Unit Plans	2/7/85	DD	1/8"=1'0"
THB4	Elevators Front and Back (Typical Cluster)	2/7/85	DD	1/8"=1'0"
THB5	Wall Sections	2/7/85	DD	3/4"=1'0"

MALL BUILDINGS

MB1	Perspective on Mall	2/7/85	DD	
MB2	Perspective At Corner	2/7/85	DD	
MB3	Plans: Typical Mall Building	2/7/85	DD	1/8"=1'0"
MB4	Plans: (Short Version)	2/7/85	DD	1/8"=1'0"
MB5	Elevations-Front and Back Side of Typical Mall Building	2/7/85	DD	1/8"=1'0"
MB6	Elevations (Short Version)	2/7/85	DD	1/8"=1'0"
MB7	Unit Plans	2/7/85	DD	1/4"=1'0"
MB8	Sections	2/7/85	DD	3/4"=1'0"

STEPPED MIDRISE BLOCK 5

Floor 1	9/25/84	Schematic
Upper Floors		

Note: All building types were submitted in the schematic form on 9/25/84. A revised form of the schematics were submitted 9/27/84.

These have been reviewed and accepted by the Boston Redevelopment Authority.

EXHIBIT V
TO
PDA PLAN

LIST OF PLANS
PREPARED BY MINTZ ASSOCIATES

NEW MIDRISE BLOCK 15-2

<u>DESCRIPTION</u>	<u>DATE</u>	<u>LEVEL</u>	<u>SCALE</u>
Parking Level Plan	4/29/85	DD	1/8"=1'0"
Ground Floor Plan	4/29/85	DD	1/8"=1'0"
Typical Floor Plan	4/29/85	DD	1/8"=1'0"
Floors 2,3&4	4/29/85	DD	1/8"=1'0"
Fifth Floor Plan	4/29/85	DD	1/8"=1'0"
Sixth Floor Plan	4/29/85	DD	1/8"=1'0"
Seventh Floor Plan	4/29/85	DD	1/8"=1'0"
Unit Plan EE2 1BR/1BA	4/29/85	DD	1/4"=1'0"
Unit Plan EE 2BR/2BA	4/29/85	DD	1/4"=1'0"
Unit Plan FF 2BR/2BA	4/29/85	DD	1/4"=1'0"
Unit Plan HH 2BR/1BA	4/29/85	DD	1/4"=1'0"
Unit Plan HH4 2BR/1BA	4/29/85	DD	1/4"=1'0"
Unit Plan HH2 2BR/1BA	4/29/85	DD	1/4"=1'0"
Exterior Elevations	4/29/85	DD	1/8"=1'0"

ELDERLY BUILDING - BLOCK 18

First Floor Plan-3	4/14/85	DD	1/8"=1'0"
Rehabbed Building-3&18	4/14/85	DD	1/8"=1'0"
Floors 2-7	4/14/85	DD	1/8"=1'0"
Exterior Elevations	4/14/85	DD	1/8"=1'0"
Unit Plans-BB-1 2BR/1BA	4/15/85	DD	1/4"=1'0"
Unit Plan-CC 2BR/1BA	4/15/85	DD	1/4"=1'0"
Unit Plan-BB 1BR/1BA	4/15/85	DD	1/4"=1'0"
Unit Plan AA-1 1BR/1BA	4/15/85	DD	1/4"=1'0"

TYPICAL REHAB LOWRISE BLOCK 16, 17, 21, 22

<u>DESCRIPTION</u>	<u>DATE</u>	<u>LEVEL</u>	<u>SCALE</u>
First Floor Plan	3/19/85	DD	1/8"=1'0"
Second Floor Plan	3/19/85	DD	1/8"=1'0"
Third Floor Plan	3/19/85	DD	1/8"=1'0"
Unit Plan PP 1BR/1BA	3/22/85	DD	1/4"=1'0"
Unit Plan PP1 1BR/1BA	3/22/85	DD	1/4"=1'0"
Unit Plan PP2 1BR/1BA	3/22/85	DD	1/4"=1'0"
Unit Plan PP3 1BR/1BA	3/22/85	DD	1/4"=1'0"
Unit Plan RR2 3BR/1-1/2 BA (1st and 2nd Level)	3/22/85	DD	1/4"=1'0"
Unit Plan RR3 4BR/2-1/2 BA (1st & 2nd Level)	3/22/85	DD	1/4"=1'0"

EXHIBIT V (CONT'D)TYPICAL REHAB LOWRISE BLOCK 16, 17, 21, 22 (Cont'd.)

<u>DESCRIPTION</u>	<u>DATE</u>	<u>LEVEL</u>	<u>SCALE</u>
Unit Plan RR4 3BR/1-1/2 BA (1st & 2nd Level)	3/22/85	DD	1/4"=1'0"
Unit Plan RR5 3BR/1BA	3/22/85	DD	1/4"=1'0"
Unit Plan RR 3BR/1-1/2 BA (1st & 2nd Level)	3/22/85	DD	1/4"=1'0"
Unit Plan RR1 3BR/1-1/2 BA (1st & 2nd Level)	3/22/85	DD	1/4"=1'0"
Unit Plan RR4 1BR 3BR/1-1/2BA (1st & 2nd Level)	3/22/85	DD	1/4"=1'0"
Unit Plan RR9 1BR/1BA	3/22/85	DD	1/4"=1'0"
Unit Plan QQ1 2BR/1BA	3/22/85	DD	1/4"=1'0"
Unit Plan UU 2BR/1BA	3/22/85	DD	1/4"=1'0"
Unit Plan TT 5BR/3BA (1st & 2nd Level)	3/22/85	DD	1/4"=1'0"
Unit Plan VV 2BR/1BA (1st & 2nd Level)	3/22/85	DD	1/4"=1'0"
Unit Plan WW 4BR/2-1/2BA (1,2,3 Levels)	3/22/85	DD	1/4"=1'0"
Unit WW1 4BR/2-1/2 BA (1,2,3 Levels)	3/22/85	DD	1/4"=1'0"
Unit Plan WW2 4BR/2-1/2BA (1,2,3 Levels)	3/22/85	DD	1/4"=1'0"
Unit Plan WW3 4BR/2-1/2BA (1,2,3 Levels)	3/22/85	DD	1/4"=1'0"
Unit Plan WW4 4BR/2-1/2BA (1,2,3 Levels)	3/22/85	DD	1/4"=1'0"
Unit Plan WW5 4BR/2-1/2 BA (1,2,3 Levels)	3/22/85	DD	1/4"=1'0"
Exterior Elevations	3/19/85	DD	1/8"=1'0"

TYPICAL REHAB MIDRISE BLOCK 15-1

First Floor Plan	3/27/85	DD	1/8"=1'0"
Floors 2-7	3/27/85	DD	1/8"=1'0"
Unit Plan KK 2BR/2BA (1st & 2nd Level)	3/27/85	DD	1/4"=1'0"
Unit Plan NN 2BR/1BA (1st & 2nd Level)	3/27/85	DD	1/4"=1'0"
Unit Plan LL 1BR/1BA	3/27/85	DD	1/4"=1'0"
Unit Plan MM 2BR/1BA	3/27/85	DD	1/4"=1'0"
Unit Plan NN2 2BR/1BA	3/27/85	DD	1/4"=1'0"
Unit Plan OO 1BR/1BA	3/27/85	DD	1/4"=1'0"
Unit Plan OO2 1BR/1BA	3/27/85	DD	1/4"=1'0"
Exterior Elevations	3/27/85	DD	1/8"=1'0"

EXHIBIT VI
TO
PDA PLAN

LIST OF LANDSCAPE PLANS
PREPARED BY CAROL JOHNSON AND ASSOCIATES

<u>DESCRIPTION</u>	<u>DATE</u>	<u>SCALE</u>
Typical Rehabbed Block Plan (Block 2)	4/18/85	20'=1"
Typical Mt. Vernon Street Block Plan (Block 17)	4/18/85	20'=1"
Typical Mall Building (Block 10)	4/18/85	20'=1"
Townhouse Block Plan (Block 10)	4/18/85	20'=1"

EASTON
REDEVELOPMENT
AUTHORITY

EXHIBIT VII

One City Hall Square
Boston, MA 02201
(617) 722-4300

May 31, 1985

Mr. Joseph Mullins
Corcoran, Mullins, Jennison, Inc.
1 Heritage Drive
North Quincy, MA 02171

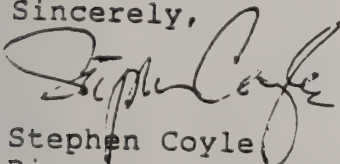
RE: HARBOR POINT DESIGN REVIEW

Dear Mr. Mullins:

This letter constitutes formal approval of all of your team's Schematic Design drawings for Harbor Point. In my March 26, 1985 letter to you, I mentioned two outstanding items required for final review and approval of this design phase's submission: a wind study and renderings of certain project aspects. These you submitted on April 12, 1985. They have been reviewed by BRA design staff and have been found to be satisfactory. Therefore, I am sending you this letter in confirmation of that approval.

I know that your architects and staff and BRA design staff have been meeting and working cooperatively to come to agreement on the relatively few outstanding Design Development issues as quickly as possible. As soon as these final items are resolved, I look forward to issuing final Design Development approval.

Sincerely,



Stephen Coyle
Director

EXHIBIT VIII TO PDA PLAN
CORCORAN, MULLINS, JENNISON, INC.

April 12, 1985

Mr. Stephen Coyle
Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Coyle:

On behalf of the Harbor Point Development Team, I am pleased to submit today the items requested in your letter of March 26, 1985. Enclosed are:

- 1) Three copies of the Wind Impact Report prepared by Technology Integration and Development Group, Inc.
- 2) Five perspectives illustrating various aspects of the Harbor Point proposal.

It is my understanding that these items will complete the requirements for the Schematic Design phase submissions.

As you know, due to the size and complexity of this project, we have already begun the Design Development phase of submissions and reviews. Your design staff has received the following items for design development review:

- 1) Goody, Clancy Mall Buildings
- 2) Goody, Clancy Townhouse Types A & B
- 3) Goody, Clancy Stepped Midrise
- 4) Mintz Associates Typical Lowrise Rehab
- 5) Mintz Associates Rehab Midrise
- 6) Mintz Associates Elderly Building
- 7) Mintz Associates New Midrise
- 8) Outline Specifications

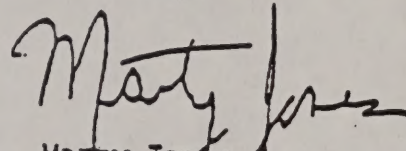
Within the next two weeks we expect to complete design development submissions for the remaining three residential and two non-residential building types. Furthermore, an updated presentation of the site plan and landscape concepts will be made on April 18 to the design staffs at BRA, BHA and MHFA. Based on comments received at that meeting, we will complete the Design Development site plan for submission.

Mr. Stephen Coyle
April 12, 1985
Page 2

If there are any additional items needed for your staff to complete its Design Development review, please let me know.

We appreciate the cooperation and prompt review that your staff has demonstrated in this process over the two months. We look forward to continuing that positive relationship.

Sincerely,


Marty Jones
Vice President

MJ/mbh

cc: Martha Bailey
Joan Goody
Sy Mintz
Joe Mullins

0345D

EXHIBIT IX TO PDA PLAN

KEY

Number with Circle = Block
 Number - Number = Building

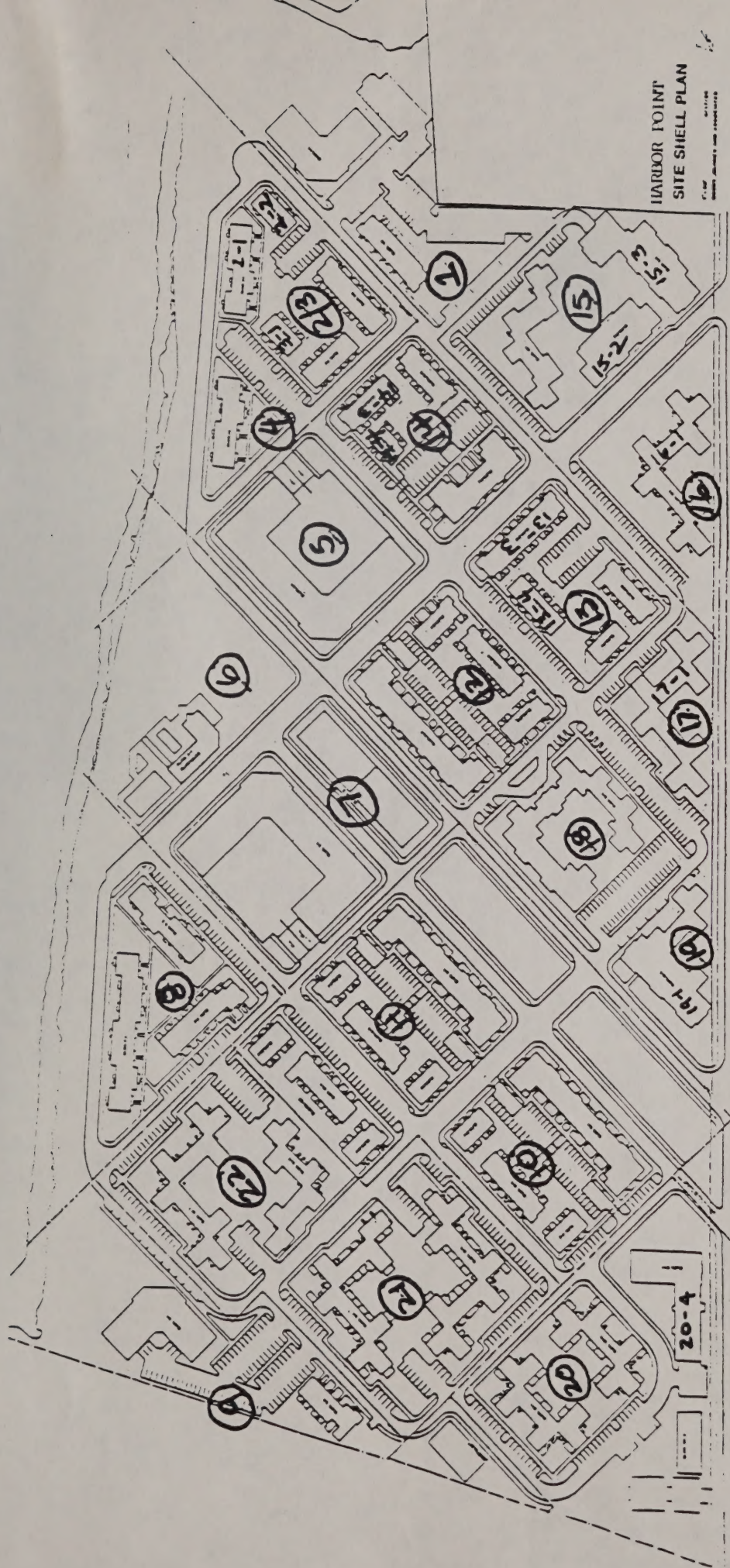
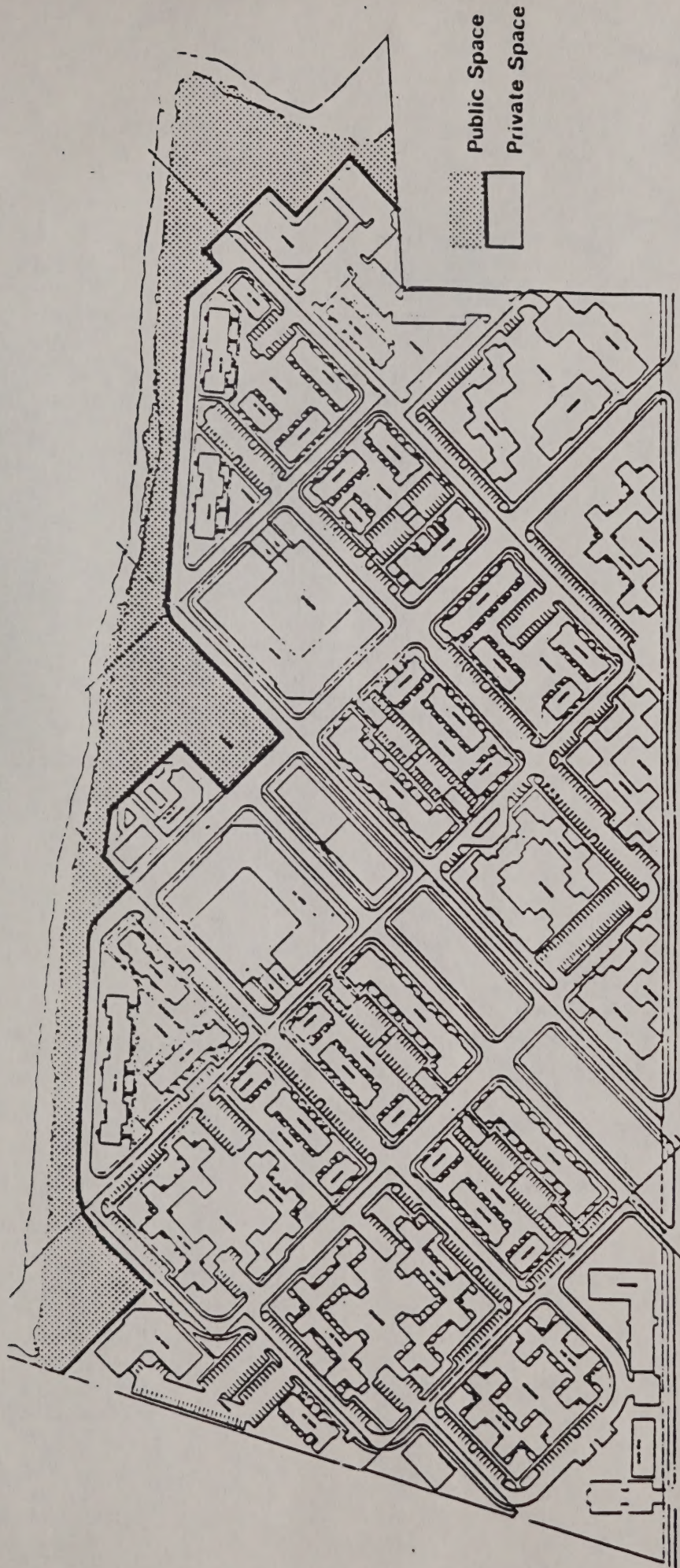


EXHIBIT X TO PDA PLAN



PUBLIC/PRIVATE SPACE DIAGRAM